

CRITERION 5: FEE STRUCTURE

This section of our proposal includes the following:

- Price Schedule
- Overall Fee by Team Member
- Individual Scopes with Fee for each aspect of project
- Explanation of competitive fee

Our proposal is based on optimizing value for the state in all of our work. It seems very likely that this RFP will generate a much greater variety in fees than the state typically sees on other RFPs. It also seems likely that approaches and scopes of work are likely very different. While our scope is larger than is required by the RFP our scope is focused on providing the state with the most successful outcome. We have included national and regional leaders in the field who may have higher hourly rates than others but who can contribute more value and security toward the success of the project through their experience. We have also included consultants in specialties that others may not have included. I trust that the review of proposals will carefully examine and identify these differences in order to make valid comparative assessments.

If our fees were based on typical percentage costs for schematic design services, our fees for the three options total and individually, would be much higher. However, by targeting our scope and fee to the work that is specifically needed to provide accurate information and costs for the state, we are able to reduce costs for typical schematic design and add key work in other areas to address costs beyond typical schematic design.

Our hourly rates are competitive for the levels of expertise that our team offers. As we have mentioned elsewhere in our proposal, if selected we expect that there will be a dialogue about the details of our scope and that the scope and associated fee might change. Prior to selection, we would enjoy the opportunity to discuss our scope and fee with you to see how our work could most appropriately fit your specific needs.

STATE OF VERMONT
RFP – WATERBURY OFFICE COMPLEX – FEASIBILITY ANALYSIS
ISSUE DATE: NOVEMBER 10, 2011

FEE STRUCTURE AND PRICE SCHEDULE

UPDATED: November 22, 2011

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Based on the respondents understanding of the options identified under Phase II Section 2.1, b) of the RFP and in consideration of the required timeframe for completing the analysis, estimate the total cost associated with requirements of this RFP.

Return and Full Re-use: \$ 342,800.00

Multi-use: \$ 342,800.00

New Off Site Building (assume 1,200 employees and 250 gsf/person) \$ 125,030.00

Hybrid: Not required at this time

Total Cost: \$ 430,530.00

Additionally, submit the titles, hourly rates, and job descriptions for any and all team members that will be providing services as part of this RFP; include all applicable taxes, fees, overhead, and all other direct or indirect expenses. The attached Price Schedule must be completed and submitted as part of the response for the proposal to be considered valid.

FIRM NAMES	Team Member(s)	Hourly Rate
Lead Firm: Maclay Architects	Bill Maclay	\$ 135
	Bill Gallup	\$ 95
	John Rooney	\$ 100
	Eileen Hee	\$ 100
	Danielle Petter	\$ 85
Sub-Consultant: Energy Balance	Andy Shapiro	\$ 125
Sub-Consultant: Bill Coulbourne P.E.	Bill Coulbourne	\$ 180
Sub-Consultant: LN Consulting	Wayne Nelson	\$ 135
	Paul Lekstutis	\$ 135
	John Magnant	\$ 100
	John Askew	\$ 135

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FEE STRUCTURE AND PRICE SCHEDULE

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	Scott Alexander	\$ 135
	Aaron Welch	\$ 100
	Derek Seigler	\$ 80
	George Martin	\$100
	Ian Donahue	\$ 80
Sub-Consultant: Building Science Corporation	John Straube	\$ 300
	Christopher Shcumacher	\$ 185
	Aaron Grin	\$ 135
Sub-Consultant: Christopher P. Jones, P.E.	Christopher Jones	\$175
Sub-Consultant: DEW Construction Corp.	Matt Young	\$ 130
	Al Frey	\$ 110
	Drew Johnson	\$ 80
	Janelle Le-Duc	\$ 45
Sub-Consultant: Engineering Ventures	David Boehm	\$ 150
	Robert Neeld	\$ 140
	Peter Gibbs	\$ 135
	Kevin Worden	\$ 130
	Russell Miller-Johnson	\$130
Sub-Consultant: Scott Tezak	Scott Tezac	\$ 180
Sub-Consultant: Renaissance Development	Jeffry Glassburg	\$ 150

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Sub-Consultant: SLAM Collaborative	Donald P. Crowe	\$ 195
	Loren Belida	\$ 130
	Terri L. Frink	\$ 120
	Kyle C. Slocum	\$ 85
Sub-Consultant: Emily Wadhams	Emily Wadhams	\$ 150

Date: 12/07/11

Name of Firm: Marlay Architects Signature of Firm: 

OVERALL SCOPE WITH FEE

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY FEE SCHEDULE													
INTEGRATED PROJECT TEAM											TOTAL	VALUE ADDED	
	Team Leader	21st Century Office and Campus Planning	Flood Mitigation	Historic Preservation	Building Science	Mechanical Engineering	Energy Consulting	Structural Engineering	Civil Engineering	Cost Estimating		Office Culture	Financial Planning
	Maclay Architects	SLAM Collaborative	Chris Jones, Scott Tezak & Bill Coulbourne	Emily Wadhams	Building Science Corporation	LN Consulting	Energy Balance	Engineering Ventures	Engineering Ventures	DEW Corporation		Haworth/Office Environments	Renaissance Development
Return and Full Reuse	\$81,250	\$38,970	\$60,200	\$13,500	\$24,800	\$56,750	\$16,250	\$20,000	\$21,600	\$9,480	\$342,800	\$43,000	\$21,900
Mixed Use	\$81,250	\$38,970	\$60,200	\$13,500	\$24,800	\$56,750	\$16,250	\$20,000	\$21,600	\$9,480	\$342,800	\$43,000	\$21,900
New Site	\$60,550	\$38,250	\$0	TBD	\$0	\$12,500	\$4,250	\$0	TBD	\$9,480	\$125,030	\$43,000	\$8,400
Full Study All Three Options	\$126,150	\$46,090	\$60,200	\$13,500	\$24,800	\$69,250	\$20,500	\$20,000	\$21,600	\$28,440	\$430,530	\$43,000	\$30,300

EXCLUSIONS

The following items are excluded from our scope and fee

- o Option 2 Off Site: Work on any off site options beyond a very simple option is beyond the scope. In addition, any site locations/spaces must be identified prior to initiation of work. Otherwise, the schedule will be impacted. It also is assumed that a program for uses beyond state uses will be available prior to initiation of work in order to maintain the schedule.
- o Option 3 New Site: Our scope and fee for the new site assumes a simple site. The site should be identified within one week of initiation of work at the latest. Then, the required scope and fee will be reviewed and may be adjusted.
- o Building plans: It is assumed that building plans will be provided for all floor levels for all buildings on a single drawing that includes all buildings on the campus.
- o Level of Schematic Design: All deliverables will have adequate detail that a lay person can understand the proposed buildings and campus site plans; but the level of detail will not include furnishings, finishes or MPE building systems.
- o Programming: It is assumed that programming provided by the state is adequate and programming is not required.
- o Reimbursable Expenses: To be determined.

21ST CENTURY OFFICE
TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY						
21st CENTURY OFFICE TEAM SCOPE OF WORK	DATE/DURATION	OPTIONAL VALUE ADDED	OPTIONAL VALUE ADDED	OPTIONAL VALUE ADDED	OPTIONAL VALUE ADDED	OPTIONAL VALUE ADDED
INTEGRATED TEAM SCOPE						
Notification and Team Mobilization	Maclay Architects	SIAM Collaborative	Haworth/Office Environments	Maclay Architects	SIAM Collaborative	Haworth/Office Environments
KICK-OFF MEETING WITH STATE TEAM						
Collect and Distribute Existing Plans and Data to Project Team						
PROJECT ORIENTATION						
Initial site visit - project assessment						
Assess and Interpret state provided program requirements, generating key questions						
MEETING WITH KEY STAKEHOLDERS						
Present overview of innovative office concepts						
Review program analysis and any large scale recommended changes with key stakeholders						
Tour noteworthy local workplaces (VIEC, NRG Systems, 7th Generation, GMP or others)						
Tour Haworth Office Complex						
Diagrammatic design work on three options (return and full reuse, mixed use and new site)						
Internal Team meeting to review initial workplace concepts						
Team and Project Coordination						
Distribution of weekly project update information						
Collect culture survey results and begin analysis						
IDEA/OPTION EXPLORATION						
Generate initial employee/area space parameters						
Establish cost parameters						
MEETING WITH KEY STAKEHOLDERS						
Workshop to review Culture Survey Preliminary Data Report and Recommendations						
Generate final employee/area space parameters						
Refine cost parameters/estimates						
Generate specific conceptual diagrams for implementing core office organizational concept throughout campus						
MEETING WITH KEY STAKEHOLDERS						
Team and Project Coordination						
Distribution of weekly project update information						
Develop Preliminary Data Report based on Culture Survey results						
STRATEGY DEVELOPMENT						
Refine schematic office diagrams for three options						
Team and Project Coordination						
Distribution of weekly project update information						
MEETING WITH KEY STAKEHOLDERS - Review options for final input						
FINAL ANALYSIS AND MATERIALS FOR PRICING						
Final refinement of schematic options						
Team and Project Coordination						
Distribution of weekly project update information						
PRICING AND FINAL REPORT COMPILATION						
Complete presentation materials for all three options						
Critique completed presentation materials for each option						
Internal Team Coordination Meeting to review final presentation materials						
Team and Project Coordination						
REVIEW OF DRAFT REPORT WITH KEY STAKEHOLDERS						
Final changes to report						
PRESENTATION OF FINAL REPORT TO KEY STAKEHOLDERS						
Return and Full Re-Use Option TOTAL HOURS						
Multi-Use Option TOTAL HOURS						
New Off-Site Building TOTAL HOURS						
All Three Options						
TOTAL FEES						
\$58,590	\$25,630	\$43,000	\$58,590	\$25,630	\$43,000	\$58,590

FLOOD MITIGATION TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY									
FLOOD MITIGATION TEAM SCOPE OF WORK		DATE/DURATION		PROJECT ORIENTATION		PROJECT UNDERSTANDING		IDEA/OPINION EXPLORATION	
Weeks of 2/13, 2/20 & 2/27	Weeks of 1/16 & 1/23	Weeks of 1/16 & 1/23	Weeks of 1/16 & 1/23	Weeks of 1/16 & 1/23	Weeks of 1/16 & 1/23				
Review Existing Plans and Mapping Data	MacLay Architects	Chris Jones	Bill Coulbourne	Scott Tezak	Engineering Ventures Civil Team	MacLay Architects	Chris Jones	Bill Coulbourne	Scott Tezak
Establish Benchmarks and Control Points								16	2
Locate Existing Structures									16
Provide ground floor elevations for all buildings									32
Identify 2011 flood heights									24
Generate basemapping of existing conditions									56
Establish alternative flood proofing elevations based on current flood map elevation for B/E elevation of Irene flooding & 500-year Mean Recurrence Interval elevation								16	2
SITE VISIT to determine elevation of possible flood proofing techniques for each building								3	
Inspect and catalog buildings								8	24
Compile data on foundation wall systems, location and size of openings, to be protected for each building									24
Identify possible/alternative flood protection measures for each building (wet floodproofing, berms or floodwalls)									
Collect site info to determine if site protection measures such as extensive floodwalls or berms could be feasible									
Assemble comprehensive building and site information								16	16
Project and Team Coordination								3	
IDEA/OPINION EXPLORATION									
Determine flood characteristics to use in feasibility analysis including flood velocity, erosion at site and scour at buildings, depth of water to determine hydrostatic loads and amount of waterborne debris.								32	4
Identify possible/alternative flood protection measures for each building (wet floodproofing, berms or floodwalls)									4
Determine to what extent floodproofing measures may increase flood elevations and velocities inside or outside the Coordination with state fluvial experts.									
SFHA. Consider any floodplain regulations and requirements.									
Outline key issues for review by state									
Coordinate proposed flood proofing measures with historic consultant, building science expert and other teams as coordination with state fluvial experts.									
Determine approximate strength of existing buildings to resist the expected flood loads									
Determine extent of reinforcing or retrofit of structural systems to withstand expected flood loads for 3 possible flood scenarios.									
Develop strategic flood proofing options for individual buildings									
Develop strategic flood proofing options for site									
Distribution of weekly project update information								1	
STRATEGY DEVELOPMENT									
Document strategies for each building and overall site									
Continued coordination of proposed flood proofing measures with historic consultant, building science expert and other									
FINAL ANALYSIS AND MATERIALS FOR PRICING									
Assemble building assessment and alternative flood protection measures report									
PRICING AND FINAL REPORT COMPILATION									
Finalize Report									
Team and Project Coordination									
Coordinate with cost estimator									
Return and Full Re-Use Option TOTAL HOURS									
Multi-Use Option TOTAL HOURS									
New Off-Site Building TOTAL HOURS									
TOTAL FEES	\$6,900	\$22,400	\$17,280	\$20,520	\$15,120				

BUILDING SCIENCE, HISTORIC &
STRUCTURAL ASSESSMENT
TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY										
BUILDING SCIENCE, HISTORIC AND STRUCTURAL ASSESSMENT TEAM SCOPE OF WORK		DATE/DURATION	Maclay Architects	Building Science Corporation	Emily Wadham	Engineering Ventures Structural Team	Maclay Architects	Building Science Corporation	Emily Wadham	Engineering Ventures Structural Team
Review Existing Plans and Data	PROJECT ORIENTATION									
Review relevant documentation including the National Register Nomination										
Identify and outline building enclosure issues							8			5
Review building enclosure issues and identify targeted buildings for further investigation							2	4		5
Team and Project Coordination	PROJECT UNDERSTANDING						3			
ON SITE BUILDING ASSESSMENT							6	16	16	48
Generate report identifying key structural issues and limitations										38
Develop a building by building analysis of options for rehabilitation or demolition										8
Team and Project Coordination							2			
Distribution of weekly project update information							3			
IDEA/OPTION EXPLORATION										
Assess potential for compatible new construction within the National Register District to determine the total capacity for state employees and other potential uses										8
Assess the feasibility of design options that include flexible, energy efficient office space and reduction of future flood damage while meeting the Secretary of the Interior's Standards for Rehabilitation										8
Consult with NHIP and NPS staff on design team rehabilitation/demolition strategies and reach preliminary consensus										8
Prioritize building enclosure issues							2	16		
Develop strategies for implementation in repair and retrofit work to address building science issues, in particular, the ability of the buildings to control the movement of water, air and heat, specifically related to long-term durability and indoor environmental quality							2	64		
Outline key issues and questions							8			
Establish, document and coordinate constraints with other teams							6			
Develop options for structural strategies for each building consistent with schematic options for reuse and mixed use							6			
Team and Project Coordination							2			38
Distribution of weekly project update information							1			
STRATEGY DEVELOPMENT								8	16	
Consult with design team on strategies for each building (reuse and mixed use)										8
Consult with design team on overall strategies for site										24
Generate preliminary structural diagrams for new concepts (reuse and mixed use)										24
Generate report summarizing recommendations for identified building science priorities, including background and context information for future repair and retrofit work										16
MEETING WITH KEY STATE STAKEHOLDERS - Review developed options for final input										4
Develop and integrate proposed solutions to identified concerns into work by other teams							8			
Team and Project Coordination							4			
Distribution of weekly project update information							1			
FINAL ANALYSIS AND MATERIALS FOR PRICING										12
Prepare final report/presentation with recommended master plan for historic building retention and reuse, demolition schedule and, if appropriate, the location(s) of new buildings										4
Develop final building science report										4
Review master plan and schematic options for building science related issues										24
Prepare final structural diagrams for pricing										12
Team and Project Coordination							2			
PRICING AND FINAL REPORT COMPILATION							8			
Team and Project Coordination										
Coordinate with cost estimator										
Return and Full Re-Use Option TOTAL HOURS								68	124	90
Multi-Use Option TOTAL HOURS								68	124	90
New Off-Site Building TOTAL HOURS							0	0	0	0
TOTAL FEES							\$6,120	\$24,800	\$13,500	\$20,000

CAMPUS & SITE PLANNING
TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY									
CAMPUS AND SITE PLANNING TEAM SCOPE OF WORK		DATE/DURATION		Maclay Architects		SLAM Collaborative		Engineering Ventures Civil Team	
Review of initial base information	PROJECT ORIENTATION								
Assess and interpret large scale program requirements, generating key questions								6	
Initial site visit								11	4
Project and Team Coordination	PROJECT UNDERSTANDING							8	8
Perform site assessment (only if specific site is identified for new option)								3	TBD
Continue analysis of campus program and masterplan requirements								4	4
Diagrammatic design work on master planning concepts, incorporating initial feedback from historic consultant								18	32
Project and Team Coordination								2	
Distribution of weekly project update information								3	
Internal Team Coordination Meeting to review concepts	IDEA/OPTION EXPLORATION							3	3
Schematic design options for conceptual campus master plan organization for each option								60	32
Internal Team Coordination Meeting to review concepts								3	3
Project and Team Coordination								8	2
Distribution of weekly project update information								1	
Evaluate reuse and mixed use site plan options for feasibility and stormwater	STRATEGY DEVELOPMENT							12	
Generate core conceptual campus master plan organization for each option								24	32
Assess stormwater for mixed and reuse site options and develop strategies								3	3
Evaluate and assess conceptual site plans								4	2
Internal Team Coordination Meeting to review concepts								1	12
Project and Team Coordination								24	40
Distribution of weekly project update information	FINAL ANALYSIS AND MATERIALS FOR PRICING							12	12
Finalize schematic design options								3	3
Provide written report with stormwater information for pricing								2	2
Internal Team Coordination Meeting to review concepts								1	
Project and Team Coordination								96	
Distribution of weekly project update information	PRICING AND FINAL REPORT COMPILATION							2	2
Complete presentation materials for all three options								2	
Critique completed presentation materials for each option								2	
Internal Team Coordination Meeting to review final presentation materials								2	2
Coordination with cost estimator								12	
Return and Full Re-Use Option TOTAL HOURS	Weeks of 2/13, 2/20 & 2/27							136	107
Multi-Use Option TOTAL HOURS								136	107
New Off-Site Building TOTAL HOURS								128	114
All Three Options TOTAL HOURS								284	182
TOTAL FEES								\$25,560	\$20,020
									\$6,480

ENERGY & SYSTEMS
TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY						
ENERGY AND SYSTEMS TEAM SCOPE OF WORK		DATE / DURATION				
PROJECT ORIENTATION		Maclay Architects	LN Consulting	Maclay Architects	Energy Balance	LN Consulting
Review Existing Plans and Data					12	24
Review program for new construction and alternate uses for existing buildings					12	
Evaluate condition of existing central heating/power plant						30
Team and Project Coordination						
PROJECT UNDERSTANDING						
ON SITE FIELD SURVEY WORK TO UNDERSTAND EXISTING BUILDING CONDITIONS						
Review program for new construction and alternate uses for existing buildings with design team and State, document						
Evaluate condition and methodology of existing energy and transport mechanisms (steam, condensate return, medium voltage power and proposed campus options, including a new building and CHP)						
Team and Project Coordination						
Distribution of weekly project update information						
IDEA/OPTION EXPLORATION						
Generate utility infrastructure information associated with each building and proposed campus options, including a new building and CHP						
Outline key issues and questions						
Coordinate insulation strategies with building science consultant and historic preservation consultant						
Develop alternative energy technology production options along with associated systems sizing and siting requirements to allow life cycle cost development						
Develop alternatives for recommended modifications to reuse infrastructure and minimize scope and cost						
Develop alternatives for new infrastructure to promote flood protection						
Develop alternatives for new infrastructure to promote improved campus energy performance						
Energy modeling for existing buildings with new usage and for new construction option, including review of assumptions, inputs and Develop alternatives for modifications or new infrastructure to create energy sub-metering capabilities						
Develop alternatives for infrastructure requirements to accommodate new heating plant system requirements (to include CHP)						
Analysis of system upgrade options for building code compliance, energy efficiency and flood protection/proofing						
Team and Project Coordination						
Distribution of weekly project update information						
STRATEGY DEVELOPMENT						
Develop recommendations to reuse as much existing infrastructure as possible						
Develop recommended approaches to replacing the existing central heating plant with new technology, to include biomass and CHP						
Confirm strategy for new infrastructure and modifications to existing energy sub-metering capabilities						
Generate infrastructure review report with recommendations (code compliance and energy conservation						
Develop recommended approaches for building efficiency options for existing buildings, existing buildings with new usage and new construction						
Draft Energy Plan						
Team and Project Coordination						
Distribution of weekly project update information						
FINAL ANALYSIS AND MATERIALS FOR PRICING						
Provide conceptual design for existing building renovations, power plant renovation and replacement, heating and electrical distribution utility renovation and replacement						
Provide written systems description for new site option						
Provide written descriptions of building energy efficiency upgrades for costing; review costing inputs and outputs.						
Produce Energy Master Plan Report						
Team and Project Coordination						
PRICING AND FINAL REPORT COMPILATION						
Finalize Energy Report						
Coordinate with cost estimator						
Return and Full Re-Use Option TOTAL HOURS						
Multi-Use Option TOTAL HOURS						
New Off-Site Building TOTAL HOURS						
TOTAL FEES						
\$21,690	\$20,500	\$69,250				
181	120	522				
181	120	522				
60	44	32				
\$21,690	\$20,500	\$69,250				

COST ESTIMATING
TEAM SCOPE OF WORK

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY						
COST ESTIMATING TEAM SCOPE OF WORK		DATE/DURATION				
			Maclay Architects	SLAM Collaborative	DEW Corporation	Maclay Architects
Project and Team Coordination	PROJECT ORIENTATION	Week Of 1/3				3
Project and Team Coordination	PROJECT UNDERSTANDING	Week Of 1/9				40
Review background information	IDEA/OPTION EXPLORATION					
Project and Team Coordination	Outline key issues and questions					
Provide initial feedback on key issues and options						
Project and Team Coordination	Distribution of weekly project update information					
STRATEGY DEVELOPMENT						
Develop initial format for cost estimate and financing analysis	Weeks Of 1/16 & 1/23					
Review format for cost estimate and financing analysis						
Provide preliminary cost estimates to teams						
Project and Team Coordination	Distribution of weekly project update information					
FINAL ANALYSIS AND MATERIALS FOR PRICING						
Review developed options for pricing and financial analysis	Weeks Of 2/13, 2/20 & 2/27					
Project and Team Coordination	PRICING AND FINAL REPORT COMPILATION					
Compile cost estimate for all three options						
Review and refine pricing and financial analysis on all three options						
Return and Full Re-Use Option TOTAL HOURS						
Multi-Use Option TOTAL HOURS						
New Off Site Building TOTAL HOURS						
All Three Options TOTAL HOURS						
TOTAL FEES	\$7,290	\$440	\$28,440			

WATERBURY OFFICE COMPLEX FEASIBILITY STUDY		
FINANCIAL PLANNING TEAM SCOPE OF WORK (OPTIONAL VALUE ADDED SERVICES)		
Alternative Sources of Funds Analysis	Renaissance Development	Renaissance Development
FINANCIAL FEASIBILITY ANALYSIS		16
Develop and evaluate a range of financing sources including New Market Tax Credits, Historic Rehabilitation Tax Credits, Renewable Energy Tax Credits, Housing Tax Credits, Tax Increment Financing and Bond Financing, and other federal project financing opportunities.		
Financing for Energy/Net Zero Measures		8
Undertake analysis of district energy system and "full cost" evaluation of energy production and energy efficiency investments.		
Budget Tools - Sources and Uses of Funds and Pro Forma Cash Flow Forecast		45
Prepare development budget and operating budget for each multi-use scheme, based on proposed development and ownership structure, identified potential sources of funds, and estimated project costs and uses		
Document Sources of Funds Availability		8
Obtain letters or other documentation of the availability of funding sources critical to the feasibility of the redevelopment plan.		
Summary and Identification of Fair Value		10
Prepare financial models to illustrate fair value for property under proposed plan and mix of uses. Identify long term costs and benefits to the State.		
Allowance for Appraisal Consultation (A)	see below	
LEGAL ANALYSIS		8
Analysis of development and ownership structure options and the interaction with financing options.		
Identify optimum development and ownership structures that allow for maximum financing efficiency (low net cost to the state, high value proposition to other users).		
Allowance for Legal Consultation (B)	see below	
MARKET ANALYSIS		25
Preliminary market assessments of the market demand for office, retail, light industrial, housing and hospitality uses, educational, arts and other community uses.		
Additional market assessment for identified uses such as housing or non-state office to be contracted separately but managed under this item .		
Municipal Consultation		8
Consultations with the municipalities of Waterbury to determine opportunities for locating one or more municipal facilities on the campus.		
Allowance for Market Research (C)	see below	
PROJECT COORDINATION		4
Cost Estimating Review		4
Permit Coordination		4
Schedule Coordination		4
Summary and Report		10
SUSTAINABILITY PLANNING		4
Sustainability Coordination		
Participation in development sustainability plan that will integrate and document the measures proposed to allow the campus to eliminate or mitigate negative environmental impacts and integrate such plan into		
Return and Full Re-Use Option TOTAL HOURS		146
Multi-Use Option TOTAL HOURS		146
New Off-Site Building TOTAL HOURS		56
All Three Options TOTAL HOURS		202
TOTAL FEES		\$30,300
ALLOWANCES		
(A) APPRAISAL (24 hours @ \$165/hour)		3960
(B) LEGAL (30 hours @\$250/hour)		7500
(C) Market Research (24 hours@ \$200/hour)		4800